

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** August 16, 2012

**Meeting No.:** 154

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**Project:** W Cold Spring Lane redevelopment

**Phase:** Discussion

**Location:** Cold Spring Lane and I-83

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**PRESENTATION:**

Cass Gottlieb, architect with Kann Partners, re-introduced the project for the benefit of UDARP members not present at the initial presentation. Ms. Gottlieb described the 5 acre site and its location on the edge of a flood plain close to Jones Mill Valley. The project site has a grade change of more than 14 feet from Cold Spring Lane towards the valley. The site currently does not have a connection to the nearby light rail station. The project will be a mixed use development with 250 residential units, residential and commuter parking totaling 730 spaces (surface and below grade), and 30,000 square feet of retail. The project was presented previously in a preliminary form and this presentation responds to comments made by the panelists at that time.

**RECOMMENDATIONS OF THE PANEL:**

The Panel was very pleased with the response to the Panel's previous comments. The goal of making the center road a connector for commuters and residents through the site and to the light rail station has been successfully executed. This is the result of the removal of the visual barriers along the center street, the removal of parking along this center street, addition of public amenity "spaces" along the street to allow for a more gradual stepping to a pedestrian bridge that leads directly to the light rail station. The location of the commuter parking forces the commuters on their way to the pedestrian bridge to enter into the center street area where the retail is located. The increase in height of a connecting bridge has improved its appearance and its impact on the street below.

Specifically, the Panel found that the project has made great progress. Recommendations for the project's development include:

- 1) Introduce more "formality" into the relationship of the center street and the public amenity spaces;
- 2) Consider treating each side of the connector bridge differently to reflect the difference in the use directly behind the wall (i.e. hallway versus apartments);
- 3) Consider adding one level to one side of the building in order to begin some hierarchy within the projects and increase the density.
- 4) The Right in Right out at the entrance to the project still may be unsafe and the Panel recommends working with the SPRC committee to resolve.

**PANEL ACTION:**

Discussion only; no recommendations for approval were needed.

**Attending:**

Judy Siegel- Landex

Cass Gottlieb, Vipul Talwar – Kann Partners

Carla Ryon, Bob Rosenfelt – Colbert Matz Rosenfelt

Zolna Russell – Floura Teeter

Dan Galluzzo – Aquity LLC

Steve Kilar – Baltimore Sun

Ms. Eig\*, Messrg. Bowden - Panel

Tom Stosur, Anthony Cataldo, Wolde Ararsa, Ktie-Rose Imbriano, Kate Edwards, Eric Tiso -  
Planning